

**OAKS NORTH  
MARBELLA**

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**HOMEOWNERS  
ASSOCIATION**

*California*

[www.oaksnorthcommunity.org](http://www.oaksnorthcommunity.org)

**BOARD OF DIRECTORS  
MEETING MINUTES  
November 7, 2018**

**I. CALL TO ORDER**

- A. President Gordon Stables called the Board meeting to order at 3:35 p.m. at the Oaks North Community, Center La Piñata Room, 12578 Oaks North Drive, San Diego, CA 92128. A quorum was present.

**II. ROLL CALL**

- A. Board Members Present:
- |           |                 |                      |
|-----------|-----------------|----------------------|
| President | Gordon Stables  | November 2018 - 2020 |
| Secretary | A. Larry Scarpa | November 2017 - 2019 |
| Director  | Kenneth Cohen   | November 2018 - 2020 |
- B. Board Members Absent:
- |                |             |                      |
|----------------|-------------|----------------------|
| Vice President | Larry Allen | November 2017 – 2019 |
| Treasurer      | Abdy Salimi | November 2017 - 2019 |
- C. Others Present:
- |                  |                                 |
|------------------|---------------------------------|
| Meeting Recorder | Victoria Cohen Consulting, (VC) |
| ARC Liaison      | Karen Wiley                     |
| Homeowners       | 1                               |

**III. HOMEOWNER FORUM**

- A. No homeowner comments.

**IV. APPROVAL OF MINUTES**

- A. **It was moved to Approve** the minutes of October 10, 2018, as presented.  
**Motion carried.**

**V. EXECUTIVE SESSION DISCLOSURE - *No Executive Session Was Held***

**VI. REPORTS**

- A. Landscape– A. Larry Scarpa
- Gate Installation
    - Larry spoke with the owner of the property where a gate was recently installed (not HOA property). General discussion of concern *if* the owner places a lock on the gate, impacting ingress and egress. President to monitor situation.

2. Greenbelt Renovation
    - (a) Greenbelt renovation was discussed; types of plants to be placed into that area needs to be determined. Irrigation will be selectively placed to feed the existing trees and any new plants.
    - (b) Discussion of free rock that is available for landscaping.
  3. Water Bills
    - (a) President spoke with the City concerning the unusually high bills, even after turning off irrigation water to multiple areas. The City auditor will be coming to the property to investigate the high-water bills.
  4. Reseeding Grass
    - (a) **Action Item** –Abdy to confirm with the landscaper when the reseeded will take place, and what areas are to be reseeded.
- B. Financial Report – Abdy Salimi**
1. Financials not available yet.
- C. Oaks North Community Center Architectural Committee – Karen Wiley**
1. Architectural committee held two (2) meetings and reviewed two (2) requests; one for painting and one for landscaping.
- D. New Homeowners – Victoria Cohen**
1. September 2018 - 13070 Avenida Marbella Gilda Campbell
  2. September 2018 - 13320 Corte de Chucena Roger Gunn

**VII. UNFINISHED BUSINESS (items carried over from prior meeting)**

- A. 2019 Budget**
1. **It was moved to approve** the 2019 budget with an increase of \$10 per month.<sup>1</sup> **Motion carried.**
- B. 2018 Reserve Study**
1. **It was moved to approve** the 2018 Reserve study as presented for distribution to the membership. **Motion carried.**
- C. Annual Disclosure §5300 and §5310**
1. **It was moved to approve** the Annual Disclosure documents as presented for distribution to the membership. **Motion carried.**
- D. November Newsletter**
1. **It was moved to approve** the November Newsletter as presented for distribution to the membership. **Motion carried.**
- E. Insurance – AB 2912**
1. **It was moved to approve** for Victoria Cohen to reach out to the insurance broker to confirm the additional coverage is in place January 1, 2019, as required by law. **Motion carried.**

**VIII. NEW BUSINESS (first time on agenda)**

- A. Audit Engagement Proposal**
1. **Board directed VC** to send the president the civil code that speaks to financial review versus annual audits.

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<sup>1</sup> CC&R section 4.10

2. **It was moved** to approve for Victoria Cohen to reach out to the auditor to request a proposal for a financial review (versus audit) plus preparation of the 2018 tax returns. **Motion carried.**
- B.** Board Communication Protocol
1. Board discussed homeowner communication protocol.
- C.** Epsten Grinnell & Howell Law Seminar
1. Ken Cohen and Gordon Stables to attend the one-day legal forum on November 30, 2018; there is no cost to the association.
  2. **Board directed VC** to confirm which attorney is currently assigned to Oaks North Marbella.

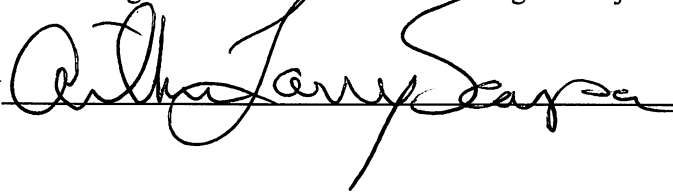
**IX. NEXT MEETING DATE**

- A.** The next Board meeting is scheduled for December 12, 2018 at 3:30 p.m. at the Oaks North Community Center La Piñata Room.

**VII. ADJOURNMENT**

- A.** There being no further business the meeting was adjourned at 4:17 p.m.

SECRETARY



DATE

